



## Lord Derby Road, Gee Cross Freehold

Quiet Location In A Popular Neighbourhood • Stunning Views • Four Bedroom / Two Bathrooms • Ground Floor Living Plus Guest Rooms Upstairs • Set Back From The Road • Driveway For Several Cars & Carport • South Westerly Facing Rear Garden • Close To Excellent Transport Links



This family home is ready for its new owner to make it their own. Set on a popular road in Gee Cross, it has living space perfect for entertaining overlooking a private sunny garden with breathtaking views towards Manchester and beyond.

Through the front door is a handy hallway, this flows through to the dining room. Situated opposite the kitchen at the front of the property it's in the perfect location for family dinners.

The kitchen is a welcoming space and has units on all sides and ample worktop space make Sunday dinners a breeze while enjoying lots of light from windows on two sides.

The lounge sits across the rear of the property to enjoy most of the garden and the stunning views. There is a wonderful feel to this space, surrounded by nature with all the comforts of being inside with your cosy fire.

Next door is the downstairs bathroom with a large bath for relaxing in at the end of a long day and a shower for busier mornings.

The first bedroom, a beautiful space to unwind and relax, space for storage, bedside tables and a single bed.

Heading upstairs now you will find three bedrooms plus a family shower room all with fantastic views. The second bedroom is located at the back of the property and enjoys views over the pretty rear garden. The third bedroom is also at the rear of the property enjoying the same beautiful views and is a further double with fitted wardrobes.

The fourth bedroom has space for a double bed and wardrobes if required.

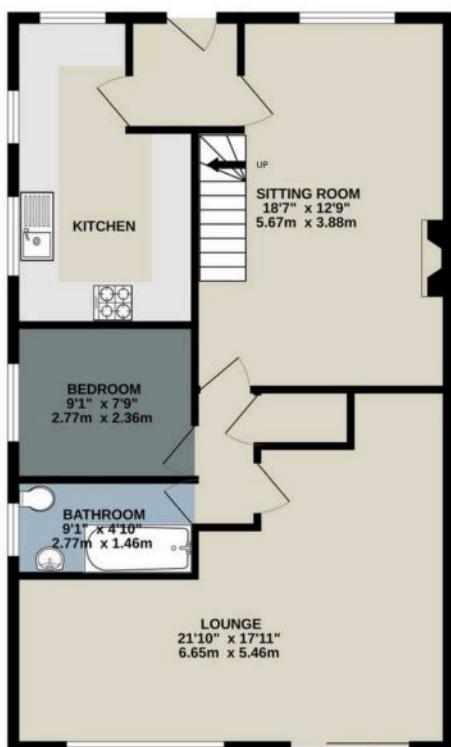
Outside the garden at the front of the property is well cared for and has a driveway for several cars and a car port. The rear garden has stunning views, a lawn, mature shrubs and patios to enjoy the sun all day. Sit back with a glass of wine and enjoy the views with family and friends

### Out and About

The popular Lord Derby Road sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses and then enjoy refreshment at one of the pubs along your route. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes' drive away, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones.



GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

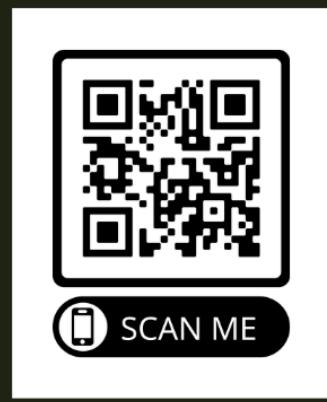


TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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